

Revenue Stamps: \$20.00

Recording Information

Prepared by and mail to: McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549

Tax Parcel ID No.: 038106

Brief Description for Indexing Purposes: 11.00 acres, Tract E, MB 2005/208

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 4 day of March, 20 16, by and between:

GRANTOR

Tony F. Parrish and wife,
Anna M. Parrish
4216 NC Hwy. 56
Louisburg, NC 27549

GRANTEE

James McIntyre
504 Mitchell Store Road
Youngsville, NC 27596

(The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context).

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, piece or parcel of land situated in the township of _____, FRANKLIN COUNTY, North Carolina, and more particularly described as:

That certain tract or parcel of land designated Tract E containing 11.00 acres as shown on plat of Bobbitt Surveying, PA, dated April 27, 2005, entitled, "Recombination Survey and Division for Sanford Leonard Heirs, Cedar Rock Township, Franklin County, North Carolina." Said plat is recorded in the Office of the Franklin County Register of Deeds at Map Book 2005, Page 208, which is referred to for a more complete and accurate description.

This conveyance is made together with and subject to that existing Type I 50' Private Road and that Type II 50' Private Road shown on plat described above.

****Also Subject to Road Maintenance Agreement at Book 1480, page 256, Franklin County Registry.**

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

CORPORATE GRANTOR

INDIVIDUAL GRANTOR(S)

Name of Corporation or other entity

By: _____

Title: _____

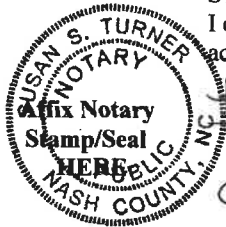
T. F. Parrish (seal)
Tony F. Parrish

Anna M. Parrish (seal)
Anna M. Parrish

(seal)

(seal)

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____



STATE OF NORTH CAROLINA, COUNTY OF Nash

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Tony F. Parrish and Anna M. Parrish

Date of Notarization: 3/4/16

My commission expires: 6/11/17
(date)

[Signature]
Notary Public Signature

Print Notary Name Here _____

STATE OF NORTH CAROLINA, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Affix Notary
Stamp/Seal
HERE

Date of Notarization: _____

My commission expires: _____
(date)

Notary Public Signature

Print Notary Name Here _____